

**PROPERTY & PLANNING
STANDING COMMITTEE
M I N U T E S**

**Held Wednesday, February 7, 2007
At 10:00 a.m. – City Council Chambers**

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PRESENT:	Councillor W. Cuthbert	Chair
	Councillor C. Drinkwalter	Council
	Councillor D. McCann	Council
	Bill Preisentanz	CAO
	Jeff Port	City Planner
	Tara Rickaby	Planning Assistant
	Jennifer Rasmussen	EDO
	Joyce Chevrier	PAC Vice-Chair

Regrets: Councillor R. McMillan, Councillor Chris Van Walleghem

Guests: Ted Weiss, Lori Bracken, Ken Bracken

A. PUBLIC INFORMATION NOTICES AS PER BY-LAW NUMBER 14-2003

Take Notice that as required under Notice By-law No. 14-2003, Council hereby advises the public of its intention to adopt the following by-law at its **Monday, February 12, 2007 Meeting:-**

A By-law accept the transfer a portion of property described as Part 1 of Plan 23R – to the City of Kenora from Moncrief Construction and assume the property as a highway, to be named Peterson Road

A By-law to accept the transfer of a portion of property described as Part 6 of Plan 23R- to the City of Kenora from Donald Joseph Riediger to the City of Kenora

A By-law to accept the transfer of a portion of property described as Part of Plan 23R – to the City of Kenora from David John Riediger and Patricia J. Riediger

A By-law to accept the transfer of a portion of property described as Part 10 of Plan 23R – to the City of Kenora from Hugh Munro Construction Ltd. and assume the property as a highway, to be named the Peterson Road

B. DECLARATION OF PECUNIARY INTEREST - None

C. CONFIRMATION OF MINUTES – 24 January, 2007

Moved by: Charito Drinkwalter Seconded by: Dave McCann

THAT the minutes of the regular meeting of Council, 24 January, 2007, be adopted as distributed.

CARRIED

D. ADDITION TO AGENDA

Addition of No.7 Transfer of property from City of Kenora to Kenora Hydro and No. 8 Mrs. D's Chips Lease Renewal

E. DEPUTATION - None

1) **Economic Development Report** – Jennifer Rasmussen reported on:
I ECONOMIC DEVELOPMENT COMMISSION

Council has passed a resolution to proceed with the development of the Economic Development Commission. The City solicitor is currently working on this.

II VALUE ADDED FORESTRY: Kenora Forest Products Mill Expansion

Some Council members attended a briefing and tour with Kenora Forest Products on January 31, 2007. Kenora Forest Products has now learned that the decision date for the fibre allocation from the Ministry of Natural Resources has been pushed back to March, 2007. Arrangements will be made for Councillor Drinkwalter to tour the facility.

III DOWNTOWN REVITALIZATION

Phase I of the Downtown Revitalization project has been scaled back and revised proposals are being sent to both the Northern Ontario Heritage Fund and FedNor.

1. Performing Arts/Convention Centre

We will begin working on the Opportunity Assessment project with the consultant this month.

2. Making Kenora Home

Making Kenora Home is proceeding with incorporation. The group is actively working with partner organizations within the community. They are completing a web site www.makingkenorahome.ca. The web site will identify local needs as well as provide the community with information about the activities of Making Kenora Home.

IV BUSINESS/INDUSTRY/GOVERNMENT ATTRACTION STRATEGY

This project has been the main focus of Economic Development Office. Invitations to the February 19 Investment Partnerships luncheon in Winnipeg have been sent. The purpose of the luncheon is to invite advice and investment leads from our Winnipeg neighbours. Invitees are cottagers familiar with Kenora and Lake of the Woods. The City contingent heading up to Winnipeg includes representation from Council as well as local business people, Sioux Narrows-Nestor Falls and Grand Council Treaty #3.

V ABITIBI-SPECIFIC OPPORTUNITIES

1. Adaptive Re-use of the Mill

In regular contact with Abitibi on potential buyers/users of the Abitibi mill site.

2. Retain & Support former Abitibi Workers in the community

We will continue to track former Abitibi workers on a 1/4ly basis.

3. Tunnel Island/Common Ground

A Common Ground Working Group meeting was held on February 6. The group is energized and back on track. The Group will be working on the development of a legal entity, a governance model and short and long term development plans. The projected closing for the land transfers is February 28, 2007. The existing Tunnel Island study will be used as a basis for long term planning, however a short-term vision is being developed.

4. Other Abitibi Lands

The City has developed a listing of Abitibi land holdings of municipal interest and will work with Abitibi on transferring those lands to the City.

VI TOURISM DEVELOPMENT & MARKETING

1. Winter Product

Mt. Evergreen has purchased their groomer and are already putting it to good use on the hill. Kenora Nordic Trails is hosting the Manitoba Provincial Championships here in Kenora this weekend in conjunction with the Lake Superior Ski Division Championships. This event will see an influx of over 100 visitors to the community.

The packaging partnership developed between the Kenora Hospitality Alliance and Kenora Nordic Trails is showing small returns this year.

VII Business & Industry Contacts

	Dec/Jan	Jan/Feb
Small Business Expansion/Start Up	5	2
Small Business Retention	1	4
Business/Industry Retention	4	3

Business/Industry External	2	1
Business Licenses		1
Agency& Partner Organization Contacts	50	38

Ms. Rasmussen reported that there are two opportunities for physician recruitment upcoming; one at Lakehead University on February 8th and one at the Winnipeg Health Fair this coming weekend.

Information Only

2) Application for Zoning By-law Amendment Z09/06 Beaucage – Update
Ongoing. Once reports are complete they will be forwarded to Kenora Planning Advisory Committee for review and recommendation.

3) Transfer of various property Peterson Road Re-alignment

Jeff Port reminded the Committee that on September 25, 2006, Kenora City Council passed By-law No. 136-2006 to enter into a subdivision agreement with Moncrief Construction Limited for a five lot subdivision off of the Peterson Road. The agreement includes provisions that the Developer constructs a road, re-align utilities and provide signage. The agreement will ensure there is adequate drainage on the affected lands after the new lots are created. The developer has posted a security on the works to ensure all of the works are constructed to City specifications. The Developer, the City and local residents have worked together to ensure satisfaction for all parties. At the time of the entering into of the agreement there remained some land assembly to complete the re-alignment of the road.

The land assembly includes property owned by Derouard, for which Council approved transfer to and from the City in September of 2006. In addition, agreements have been reached with Donald Riediger and David and Patricia Riediger as well as Hugh Munro Construction for property transfers to complete the realignment of the Peterson Road.

The anticipated date for opening the re-aligned portion of the Peterson Road is March 15, 2007. Once all of the works are complete, they will be turned over to the City, Hydro One and Bell Canada respectively. A two year maintenance guarantee period will begin on the first day that the road is opened to the public.

Costs in conjunction with the lands under subdivision agreement to be borne by Applicant. Legal, survey and transfer costs associated with lands to the north of the lands under the subdivision agreement (Riediger/Hugh Munro) to be borne by Operations and Planning & Development Departments.

Recommendation:

THAT Council of the City of Kenora hereby authorizes the following:-

1. THAT the Corporation of the City of Kenora accepts transfer of lands acquired from Moncrief Construction Limited, particularly, Part 2 and 4 of Plan 23R- , now in the City of Kenora, District of Kenora;
2. THAT the Corporation of the City of Kenora accepts transfer of lands acquired from Hugh Munro Construction, particularly Part 10 of Plan 23R- , now in the City of Kenora;
3. THAT the Corporation of the City of Kenora accepts transfer of lands acquired from Donald Riediger, particularly Part 6 on Plan 23R - , now in the City of Kenora;
4. THAT the Corporation of the City of Kenora accepts transfer of lands acquired from David and Patricia Riediger, particularly Part 8 on Plan 23R- , now in the City of Kenora;
5. THAT the City of Kenora assumes as a highway for public/municipal purposes, described as Parts 2,4,6,8 and 10 and that these parts shall form part of the Peterson Road;
6. THAT the Clerk be and is authorized to advertise Parts 2 on KR-8506 and 1 on Plan 23R – to be stopped up, closed and sold;
7. THAT the Corporation of the City of Kenora, once the advertising process is complete, transfers to Moncrief Construction Limited, for private purposes, lands described as Part1 on Plan 23R – and Part 2 of Plan KR-8506;
8. THAT the purchase price of the said property shall not exceed the sum of One Dollar (\$1.00);
9. THAT the Mayor and Clerk be and are hereby authorized to execute any and all documents required to complete this transaction;

**T. Rickaby/
J. McMillin**

10. THAT three readings be given to the required by-laws for this purpose.

RECOMMENDATION TO GO TO COUNCIL

4) Snowmobiling Trail Permit Resolution

Jeff Port indicated that the Sunset Trail Riders Snowmobile Club acknowledges that membership with the Ontario Federation of Snowmobile Clubs (OFSC) has both advantages and disadvantages. The problem is that there are many differences between the areas within the Province of Ontario. There are more outdoor winter recreational opportunities that are enjoyed by residents of NOW than Southern and Eastern Ontario residents.

STR feels that a change to the Ministry of Transportations' (MTO) present registration system in NWO could serve as a means of assisting clubs to reduce the animosity between those snowmobilers who buy permits those that don't. The club believes that most people support organized snowmobiling as a positive initiative, however it is just too expensive. First, it is important to recognize that the entire existing trail permit system for Ontario is endorsed by the Ministry of Transportation. MTO sets the rules for the system and the OFSC must be re-negotiated with them on an annual basis. The "New Permit System" would be proposed for the area of Ontario that does not currently pay a fee for registering their snowmobiles. This area includes NWO. The Club feels that if everyone paid a registration fee that included the trail permit cost, it would lower the price for all and create a Snowmobile Trail System for everyone. This fee, collected by MTO would be turned back to the OFSC for distribution to clubs in this defined area. It is not known how far east the current "no registration fee" policy extends to and we do not know the total number of registered snowmobiles in that area. The Club is attempting to find out this information so that we can calculate financial requirements.

STR needs political support in developing a new, equitable and fair system for funding the maintenance of the OFSC trail system. It is respectfully requested that City Council passes a resolution in support of a new permit system, and further that the resolution be forwarded to KDMA and NOMA for broader regional political support.

Bill Preisntanz said that he has received two phone calls from the Minister of Transportation's office and requested clarification of the model after which the STR proposal is

RECOMMENDATION:

THAT Council of the City of Kenora supports the efforts of the Sunset Trail Riders Snowmobile Club to incorporate trail fees into the Province of Ontario's vehicle registration program and that, subsequent to collection of said fees, that monies be distributed to snowmobile clubs for trail development and maintenance purposes; and

THAT the resolution be forwarded to KDMA and its member municipalities and NOMA for broader regional political support.

RECOMMENDATION TO GO TO COUNCIL

5) By-law Enforcement

Councillor Cuthbert stated that she and Councillor McCann met with staff to discuss concerns with a lack of enforcement of by-laws. She indicated that she would like to see a serious review of the issue.

Jeff Port added that there is an issue, from the planning department's point of view, however the challenge is to find an efficient process to deal with all enforcement issues.

Discussion took place with respect to proactive versus reactive enforcement and a requirement for consistency in enforcement.

Bill Preisntanz will coordinate a meeting a meeting of affected departments and both police services to discuss and a report will come back to this committee.

6) Mink Bay/Keewatin Trail

The City has developed a partnership with the Kenora Health Providers, which has created a Trails Sub-committee.

RECOMMENDATION:

THAT the Kenora Health Providers be requested to coordinate future actions for trail development in the Mink Bay/Keewatin Trail areas in a similar fashion to that of the

J.
McMillin

B.
Preisntanz

Rabbit Lake area.

RECOMMENDATION TO COUNCIL

J. McMillin

7) Transfer of lands from City of Kenora to Kenora Hydro

In 1999 Kenora Hydro was mandated by the Electricity Act to incorporate. All properties and assets were to be included in this process, however the property upon which the substation is located was inadvertently left out of transfers of property from the former Town of Kenora to Kenora Hydro. This error was recently discovered.

Legal, survey and transfer costs associated with lands to be paid for by Kenora Hydro.

RECOMMENDATION:

THAT Council of the City of Kenora hereby authorizes the following:-

1. **THAT** The Corporation of the City of Kenora hereby **declares** that the land described as part of the NE1/4 of Location X21, Jaffray, now City of Kenora, District of Kenora designated as Part 1, Plan KR1220, **as surplus lands.**
2. **THAT** The Corporation of the City of Kenora shall transfer to Kenora Hydro Electric Corporation Ltd. That part of the NE1/4 of Location X21, Jaffray, now City of Kenora, District of Kenora designated as Part 1, Plan KR1220 for \$1.00 as this property was inadvertently not included under Transfer LT269606 registered on December 30, 1999 and showing a consideration of \$313,661.00.
3. **THAT** Kenora Hydro has undertaken and agreed to pay all costs including legal fees and any other disbursements related to the transfer of the above-noted property.
4. **THAT** the Major and the Clerk be and they are hereby empowered to execute documents in connection with the transfer of the hereinbefore mentioned lands.

RECOMMENDATION TO COUNCIL

8) Mrs. D's Chip Truck Lease Renewal

This item will be placed on the agenda for the next meeting as there is some question as to whether the lease can be renewed due to possible construction to take place in the area this summer.

J. McMillin/ Municipal Solicitor

9) Closed meeting adjourned at 10:40 a.m.

Motion required adjourning to Closed Meeting:

Moved by: C. Drinkwalter Seconded by: D. McCann and Carried:-

THAT this meeting be now declared closed at a.m.; and further

THAT Committee adjourns to a Closed Meeting to discuss the following:

Disposition of Land and an item of potential litigation

Councillor Drinkwalter left the meeting.

T. Rickaby J. McMillin

Moved by: Dave McCann Seconded by: Joyce Chevrier

THAT the closed meeting be adjourned at 11:25 a.m.

ACTION FROM CLOSED MEETING:

THAT Council of the City of Kenora hereby declares a portion of the road allowance abutting Lake of the Woods and property described as **PLAN M56 LOT 112 – 100 Lakeside Crescent** as surplus to the needs of the municipality; and

THAT in accordance with Notice By-law #14-2003, arrangements be made to advertise the sale of the subject lands for a three-week period; and further

THAT once the advertising process has been completed, Council give three readings to a by-law to authorize the sale of land to James D. Ambs, at the appraised value as established by Century 21 – Reynard Real Estate, plus all associated costs.

T. Rickaby J. McMillin

RECOMMENDATION TO COUNCIL

Meeting adjourned at 11:30 a.m.